

City Council
Atlanta, Georgia

07- 0 -1918

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-91
Date Filed: 8-6-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2909, 2915 and 2919 Peachtree Road, N.E. and 3 and 5 Peachtree Avenue, N.E.**, be changed from the RG-2 (Residential General-Sector 2) District and C-3 (Commercial Residential) District to the C-3 (Commercial Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 100 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

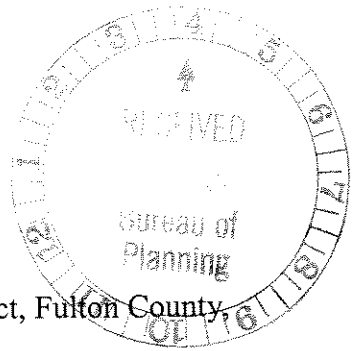
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

PROPERTY DESCRIPTION

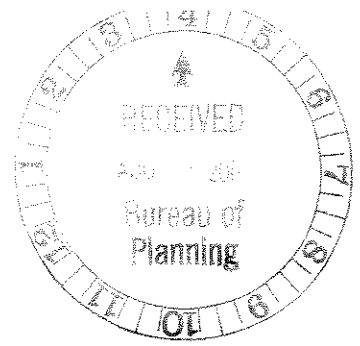
OVERALL



Being all that tract or parcel of land lying and being in Land Lot 100, 17th District, Fulton County, Georgia and being more particularly described as follows:

Beginning for the same at the intersection of the Southerly Right-of-Way Line of Peachtree Avenue, (an apparent 40 feet wide right of way), and the Southeasterly Right-of-Way Line of Peachtree Road (an apparent 80 feet wide right of way); thence, leaving said point and running with the said line Peachtree Avenue

1. South 89° 06' 33" East, 225.00 feet; thence,
2. South 88° 50' 43" East, 49.60 feet to a nail found; thence,
3. South 88° 50' 43" East, 50.40 feet to a ¾ inch crimp top pipe found; thence, leaving the aforesaid line of Peachtree Avenue and running with the property now or formerly owned by Kuo Chi Chang, et.ux.
4. South 00° 18' 27" West, 149.74 feet to a ¾ inch crimp top pipe found; thence,
5. South 00° 50' 09" West, 60.40 feet to a ½ inch rebar found; thence,
6. North 87° 19' 15" West, 213.28 feet to a 5/8 inch rebar found; thence,
7. North 24° 50' 09" East, 38.52 feet to a 5/8 inch rebar found; thence,
8. North 88° 12' 33" West, 200.05 feet to a ¾ inch crimp top pipe found on the aforesaid line of Peachtree Road; thence, running with the said line of Peachtree Road
9. North 24° 20' 52" East, 90.17 feet to a ½ inch rebar found; thence,
10. North 23° 50' 26" East, 90.00 feet to the Point of Beginning, containing 68,648 square feet or 1.5759 acres of land, more or less.



PROPERTY DESCRIPTION

TRACT 1

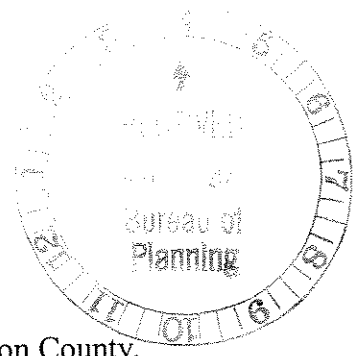
All that tract or parcel of land lying and being in Land Lot 100, 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Southerly Right-of-Way Line of Peachtree Avenue, (an apparent 40 feet wide right of way), and the Southeasterly Right-of-Way Line of Peachtree Road (an apparent 80 feet wide right of way); thence, leaving said point and running with the said line of Peachtree Road, South 23° 50' 26" West, 90.00 feet to a ½ inch rebar found at the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and said line of Peachtree Road and running with the property now or formerly owned by David M. Andes

1. South 88° 52' 48" East, 201.42 feet to a 1 inch open top pipe (disturbed); thence,
2. South 23° 25' 58" West, 65.89 feet to a 7/8 inch rebar found; thence,
3. South 86° 38' 41" East, 86.21 feet to a ¾ inch open top pipe found; thence, running with the property now or formerly owned by Alice C. O'Neill
4. South 87° 38' 26" East, 49.70 feet to a ¾ inch crimp top pipe found; thence,
5. North 00° 01' 09" East, 149.31 feet to a nail found on the aforesaid line of Peachtree Avenue; thence, running with the said line of Peachtree Avenue
6. South 88° 50' 43" East, 50.40 feet to a ¾ inch crimp top pipe found; thence, leaving the aforesaid line of Peachtree Avenue and running with the property now or formerly owned by Kuo Chi Chang, et.ux.
7. South 00° 18' 27" West, 149.74 feet to a ¾ inch crimp top pipe found; thence,
8. South 00° 50' 09" West, 60.40 feet to a ½ inch rebar found; thence,
9. North 87° 19' 15" West, 213.28 feet to a 5/8 inch rebar found; thence,
10. North 24° 50' 09" East, 38.52 feet to a 5/8 inch rebar found; thence,
11. North 88° 12' 33" West, 200.05 feet to a ¾ inch crimp top pipe found on the aforesaid line of Peachtree Road; thence, running with the said line of Peachtree Road
12. North 24° 20' 52" East, 90.17 feet to the Point of Beginning, containing 36,382 square feet or 0.8352 of an acre of land, more or less.

PROPERTY DESCRIPTION

TRACT 2



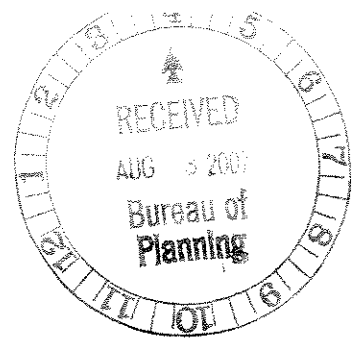
All that tract or parcel of land lying and being in Land Lot 100, 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Southerly Right-of-Way Line of Peachtree Avenue, (an apparent 40 feet wide right of way), and the Southeasterly Right-of-Way Line of Peachtree Road (an apparent 80 feet wide right of way); thence, leaving said point and running with the said line of Peachtree Avenue, South 89° 06' 33" East, 225.00 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running with the said line of Peachtree Road

1. South 88° 50' 43" East, 49.60 feet to a nail found; thence, leaving the aforesaid line of Peachtree Avenue and running with the property now or formerly owned by Leon E. Williams
2. South 00° 01' 09" West, 149.31 feet to a ¾ inch crimp top pipe found; thence,
3. North 87° 38' 26" West, 49.70 feet to a ¾ inch open top pipe found; thence, running with the property now or formerly owned by David M. Andes
4. North 00° 02' 37" East, 148.26 feet to the Point of Beginning, containing 7,383 square feet or 0.1695 of an acre of land, more or less.

PROPERTY DESCRIPTION

TRACT 3



Being all that tract or parcel of land lying and being in Land Lot 100, 17th District, Fulton County, Georgia and being more particularly described as follows:

Beginning for the same at the intersection of the Southerly Right-of-Way Line of Peachtree Avenue, (an apparent 40 feet wide right of way), and the Southeasterly Right-of-Way Line of Peachtree Road (an apparent 80 feet wide right of way); thence, leaving said point and running with the said line Peachtree Avenue

1. South 89° 06' 33" East, 225.00 feet; thence, leaving the aforesaid line of Peachtree Avenue and running with the property now or formerly owned by Alice C. O'neill
2. South 00° 02' 37" West, 148.26 feet to a $\frac{3}{4}$ inch open top pipe found; thence, running with the property now or formerly owned by Leon E. Williams.
3. North 86° 38' 41" West, 86.21 feet to a $\frac{7}{8}$ inch rebar found; thence,
4. North 23° 25' 58" East, 65.89 feet to a 1 inch open top pipe found; thence,
5. North 88° 52' 48" West, 201.42 feet to a $\frac{1}{2}$ inch rebar found on the aforesaid line of Peachtree Road; thence, running with the said line of Peachtree Road
6. North 23° 50' 26" East, 90.00 feet to the Point of Beginning, containing 24,883 square feet or 0.5712 of an acre of land, more or less.